ITEM#:
FISCAL IMPACT:
FUNDING SOURCE:
ACCOUNT #:
BUDGET OPENING REO'D

### **ISSUE:**

S-13-2014 – Park Vista Subdivision – Phase 1

# **SYNOPSIS:**

Applicant: Ivory Homes

Proposal: Final Plat Approval Location: 3995 South 7050 West

Lots: 42 Acres: 16 Zoning: R-1-10

### **BACKGROUND:**

Mr. Nick Mingo, representing Ivory Homes, is requesting final plat approval for the first phase of the Park Vista Subdivision. This phase of the subdivision will be located at approximately 3995 South 7050 West. It is bordered on the north, east and west by existing residential development. Property to the south will be developed as a future phase.

The first phase of the subdivision consists of 42 lots on 16 acres. This equates to an overall density of 2.6 units per acre. Lot sizes range from 10,000 square feet to 17,987 square feet. The average lot size has been calculated at 11,275 square feet.

The subdivision is being developed within the north half of the overall property due to connection options for storm water and access with existing street systems. The lot layout and street designs are planned to take advantage of existing stub streets from the north, south, east, and west.

Access to the subdivision will be gained from existing stub streets in the Chaparral Estates Subdivision to the north and east. Access will also be gained from the Falconcrest subdivision to the south and from the Brandon Place Subdivision to the west. As these streets were not constructed to the standards that are used today, there will be slight transitions to connect with the existing rights-of-way. These will be coordinated with the City's Engineering Division.

All new streets will be dedicated and improved to the City's standard 54-foot right-of-way. This cross section includes a 5-foot sidewalk and 5-foot parkstrip. Staff is concerned with construction access. The developer is proposing that this access be located at the northwest corner of the subdivision. Given the relatively short distance from 7200 West, this is the best location. The developer will coordinate best management practices for vehicles coming and going from the construction site.

The proposed subdivision slopes downward from the south to the north. It drops approximately 50 feet from 4100 South to the residential housing to the north. However, the drop is over a distance of approximately 1000 feet. Individual lot grading plans will be required at the time a building permit is submitted. While the slope is not severe, staff believes that this will help lessen the potential for grading problems between lots and to help mitigate surface water problems for new home owners.

The developer has submitted a soils report. This report was dated February 2014. The report indicated that ground water was not encountered to a depth of 11 feet.

Falcon Crest Park is located in the center of this subdivision. Lots within this phase of the subdivision wrap around the park with the west end being open to the street. Since there is limited access to the park from the east, an access has been provided by the developer. Ivory Homes agreed to provide a 15-foot space between lots 117 and 118. The access will be dedicated to the City and the City will install improvements that are deemed appropriate.

When the park was constructed, an area along the west side of the park was improved with asphalt. This area was paved to allow vehicular access to the park for maintenance and a turnaround. When Ivory Homes constructs Young Drive, this area will not be needed, nor will it be able to function as a parking lot. Resident parking will take place along the dedicated street. Ivory Homes has agreed to remove the existing improvements and will tie-in new improvements to the park including sidewalk connections and the installation of additional landscaping along the frontage of the park.

# **RECOMMENDATION:**

The Planning Commission approved this application

#### **SUBMITTED BY:**

Steve Lehman Current Planning Manager